128.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,000 / 772,000
					USE VALUE:	772,000 / 772,000
					ASSESSED:	772,000 / 772,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATHIESEN JAMES C
Owner 2:	MATHIESEN AMANDA Z
Owner 3:	
Street 1:	49 WALNUT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FAHY PATRICK J & ELEANOR P -
Owner 2:	-
Street 1:	49 WALNUT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476-6138

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Vinyl Exterior and 2074 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4774.000	321,400		450,600	772,000
Total Card	0.110	321,400		450,600	772,000
Total Parcel	0.110	321,400		450,600	772,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.19 /Parcel: 372.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 83493

GIS Ref

GIS Ref

Insp Date 03/23/18

!10069!

PREVIOUS ASSESSMENT

Parcel ID: 128.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	321,400	0	4,774.	450,600	772,000		Year end	12/23/2021
2021	101	FV	312,300	0	4,774.	450,600	762,900		Year End Roll	12/10/2020
2020	101	FV	312,300	0	4,774.	450,600	762,900	762,900	Year End Roll	12/18/2019
2019	101	FV	249,000	0	4,774.	422,400	671,400	671,400	Year End Roll	1/3/2019
2018	101	FV	247,000	0	4,774.	349,200	596,200	596,200	Year End Roll	12/20/2017
2017	101	FV	247,000	0	4,774.	321,000	568,000	568,000	Year End Roll	1/3/2017
2016	101	FV	247,000	0	4,774.	292,900	539,900	539,900	Year End	1/4/2016
2015	101	FV	234,000	0	4,774.	287,200	521,200	521,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:03:19

LAST REV

Date	Time
04/28/21	09:53:38
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10069

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAHY PATRICK J	1215-140		12/17/1999		365,000	No	No		
	968-56		4/1/1983		87,500	No	No		Y

USER DEFINED

Prior Id # 1:	83493
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2021	389	Inter Fi	179,153	O				
12/18/2014	1721	Manual	2,255					Air sealing and in
7/7/1993	305		9,000					ADD 7X12 TO 2ND FL

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	Inspected	CC	Chris C
3/9/2018	MEAS&NOTICE	HS	Hanne S
10/29/2008	Meas/Inspect	189	PATRIOT
11/29/1999	Meas/Inspect	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4774		Sq. Ft.	Site		0	80.	1.18	9									450,578						450,600	

Total AC/HA:	0.10960	Total SF/SM:	4774	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	450,578	Spl Credit		Total:	450,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29220176
Const Adj.:	0.98990101
Adj $ / SQ:	172.686
Other Features:	91228
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436678
Depreciation:	115283
Depreciated Total:	321395

COMMENTS

PDAS. OF =BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

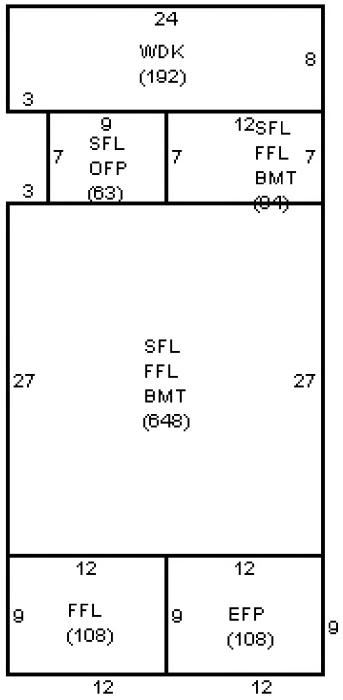
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.69
Special Features:	0	Val/Su Net:	117.73
Final Total:	321400	Val/Su SzAd	196.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	840	172.690	145,056
SFL	Second Floor	795	172.690	137,285
BMT	Basement	732	72.010	52,711
WDK	Deck	192	11.100	2,130
EFP	Enclos Porch	108	51.900	5,606
OFP	Open Porch	63	42.260	2,662

Net Sketched Area:	2,730			Total:	345,450
Size Ad	1635	Gross Area	2730	FinArea	2074

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

128.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---